Karen Johnson Davidson County
Batch# 659435 DEEDWARR
06/18/2021 08:14:30 AM 2 pgs
Fees: $13.00 Taxes: $2,044.25
20210618-0082284

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 61896
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward Henry Tarkington Jr. Helen Fuller 4601 Michigan Avenue Nashville, TN 37209	Bank of Tennessee 112 Mountcastle Pr Johnson City TN 37601

TAX MAP PARCEL NUMBERS: 091080J00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$552,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jay Higgenbotham and Dawn Higgenbotham**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward Henry Tarkington Jr. and Helen Fuller**, husband and wife, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit 1 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 4601 Michigan Avenue Homes, of record in Instrument No. 20160309-0022542, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay Higgenbotham and Dawn Higgenbotham, husband and wife, by Warranty Deed from Curtis Martin Groves and wife, Faith Jeffreys Groves, dated October 4, 2016 and recorded on October 6, 2016, of record in Instrument No. 20161006-0105783, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160309-0022542, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160309-0022542, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4601 Michigan Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15 day of June, 2021.

Jay Higgenbotham

Dawn Higgenbotham

State of Alabama

County of Jefferson

On this 15 day of June, 2021, before me the undersigned authority, personally appeared Jay Higgenbotham and Dawn Higgenbotham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: April 5, 2023

PAIGE HARRIS
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
April 05, 2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $552,500.00.

Affiant

Sworn and subscribed before me this 16th day of June, 2021

Notary

My Commission Expires: 2/19/2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY